

## **Lease Unit #1**

### **Surface Restrictions and Stipulations for Oil and Gas Leasing**

#### General Stipulations:

There would be stipulations included in the lease to ensure that wildlife values are kept whole. Division of Wildlife Resources would require from the operator, prior to oil or gas production (not exploration), an agreement to stipulated terms as described below, plus a one time payment of \$15,000 per producing well pad (usually 2-3 acres).

The payment would be used strictly for wildlife habitat restoration in southern Utah, and again would only be required for a well pad which is going into production. Increased wells per well pad wouldn't increase this payment, nor would slight increases in total well pad acreage when accompanied by additional producing wells.

#### Mule Deer and Elk

No drilling activity will be permitted in defined mule deer or elk “crucial habitat” areas during December 1<sup>st</sup>—April 15<sup>th</sup>. Crucial habitat is defined by descriptive narratives and GIS data available on <http://wildlife.utah.gov>

Other desired means of reducing impact to wildlife include clustered development and directional drilling, time-of-day avoidance (only entering after 10 am and departing before 3 pm), and avoidance of sagebrush or riparian zones.

Large scale habitat restoration projects should be incorporated into development plans, to effectively compensate for on-site disturbance and habitat loss.

#### Greater sage-grouse

No drilling activity will be permitted within a half mile of any described lek (breeding congregation areas) when sage-grouse are prone to use the lek (March 15<sup>th</sup>—April 30<sup>th</sup>).

No drilling activity will be permitted in defined nesting/brood rearing areas (April 15<sup>th</sup>—July 15<sup>th</sup>). Nesting/brood-rearing areas are defined by descriptive narratives and GIS data available on <http://wildlife.utah.gov>.

Operating wells must not contribute more than 10 decibels above ambient (prior to well operations) noise levels, as this has been shown to significantly affect lek attendance. So-called “hospital grade” mufflers must be used on pump jacks fueled by gas to reduce this noise contribution.

Individual sage-grouse attending leks are extremely susceptible to noise disturbance because mate selection is highly dependent on individuals ability to hear and select potential mates.

No new structures that would allow for raptor perches within ¼ mile of any lek.

Centralized production/collection facilities to cut down on road length and area. This reduces the otherwise increased access by predators caused by increased road production and maintenance.

Topography may allow for decreased distance from leks if noise disturbance is below specified threshold.

Reducing sedimentation by cutting down on roads and other sources of sediment.

Stream alteration permits required from DWQ prior to entering or modifying any stream course with heavy equipment. Watershed health is a major concern for oil and gas development. Mitigation could take the form of contribution to watershed restoration and management projects.